

EXHIBIT A

FINDINGS – LRP 2013-00016:A (Mazzone)

CEQA Exemption

- A. The project qualifies for a General Rule Exemption pursuant to CEQA Guidelines Section 15061 (b)(3) because the project consists of changing the land use category of an existing 16.74 acre parcel zoned Agriculture to Residential Rural. A Planning Area Standard is also proposed which will limit any future subdivision to two parcels and will prohibit secondary residences, thus not allowing the construction of additional residences. The prohibition of secondary dwellings will ensure that development will remain at a low density and that the rural quality of the area is maintained. While the project site is presently designated Agriculture, its size, soil type, and water availability are not sufficient for intensive agricultural production. As a result, no substantial impacts are anticipated to occur and it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

Land Use Ordinance/Land Use Element

- B. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because all proposed uses, as limited by the planning area standards, are allowed under Table 2-2 for the Residential Rural land use category.
- C. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because the change is consistent with the general goals of the Land Use Element.
- D. The proposed amendment is consistent with the guidelines for amendments to the Land Use Element as follows:
 - The proposal will not alter the rural character of the area.
 - The proposal is be compatible with the surrounding rural and agricultural uses.
- E. The proposed amendment will protect the public health, safety and welfare of the area residents by allowing for development that is compatible with the existing development of the surrounding area and the county's general plan.